

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE COMMISSION
Minutes of Meeting
October 2, 2013**

The Connecticut Real Estate Commission convened on Wednesday, October 2, 2013 at 9:15 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, CT 06106.

Commissioners Present: Marilyn L. Keating, Acting Chairperson (Salesperson – 4th District)
Joseph B. Castonguay (Broker – 2nd District)
Lana K. Ogrodnik (Broker – 5th District)
Amy Bergquist (Broker – 1st District)
Linda C. Burnham (Salesperson – 2nd District)
Morag L. Vance (Public Member – 4th District)
Joseph H. Kronen (Public Member – 1st District)
Theodore F. Ells, Esq. (Public Member- 3rd District)

Commissioners Absent: None

Commission Vacancy: None

Attorney General's Office: Alan N. Ponanski, Assistant Attorney General

DCP Staff Present: Michele Erling Richard Maloney
Kelly Harvey
Vicky Bullock
Robin Washbond

Public Present: Laurence Hannafin Judith Johannsen
Sally Carr Patrick Boatman, Esq.
Steven Blaine Albert Coppola
Eugene Marconi, Esq. Angelo Coppola
Carlos Torres Michael Hartling
Patrick McCaughey Charles Lawrence
Elizabeth Jennings-Lax, Esq. Richard Nwadukwe

The next meeting of this Commission is scheduled for Wednesday, December 4, 2013 at 9:15 am in Rm-126

SWEARING IN OF NEW MEMBER, AMY BERGQUIST

Attorney Vicky Bullock swore in Amy Bergquist, as a new member of the CT Real Estate Commission.

The Commission members and staff congratulated Ms. Bergquist on her appointment.

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Vance, Commissioner Ogradnik 2nd, and the motion carried to approve the minutes of the August 7, 2013 CT Real Estate Commission meeting as amended. Commissioner Bergquist abstained.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

CHRO

Steven Blaine – Motion for Reconsideration

Mr. Blaine appeared before the Commission with his sponsoring Broker, Richard Nwadukwe.

It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the motion carried to approve Mr. Blaine's Real Estate Salesperson application effective December 1, 2013.

Carlos Torres – Motion for Reconsideration

It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the motion carried that this matter be postponed for one year, with the provision that once the monitoring device is removed from his vehicle he may then request to appear before the Commission for reconsideration of his Real Estate Salesperson application.

NEW BUSINESS

Petition for Reconsideration

In the matter of: Declaratory Ruling Petition of Toll Brothers, Inc.

Commissioner Keating read the following statement into the record:

The Connecticut Association of Realtors, Inc., has submitted a motion for reconsideration for our determination, however, CAR is not a party to this action, so its petition is not proper for us to consider.

Review of Current Licensing Requirements

It was moved by Commissioner Ells, Commissioner Vance 2nd, and the motion carried that any applicant applying for a Salesperson or Broker license on or after January 1, 2014 must meet the educational requirements as stated in Connecticut General Statutes, Title 20, Chapter 392, Section 20-314 and that credit for 30-hour *Principles and Practices of Real Estate* courses will no longer be granted.

REAL ESTATE GUARANTY FUND APPLICATIONS

2013-267- Albert Coppola vs. Dean Petruzzi / 2013-268- Angelo Coppola vs. Dean Petruzzi

It was moved by Commissioner Kronen, Commissioner Burnham 2nd, and the motion carried that this matter be postponed to the December 4, 2013 Commission meeting.

CONSENT AGREEMENT

John A. Cannone, REB.0098250

It was moved by Commissioner Castonguay, Commissioner Ogrodnik 2nd, and the motion carried to approve the consent agreement as submitted by DCP.

FORMAL ADMINISTRATIVE HEARING

REAL ESTATE BROKERS NON-COMPLIANT WITH 2012 CE REQUIREMENTS

Docket # 2013-488 - John Lemarier, REB.0754434 (Not Present)

Attorney Elizabeth Jennings-Lax appeared before the Commission on behalf of Mr. Lemarier, to request a postponement. It was moved by Commissioner Burnham, Commissioner Kronen 2nd, and the motion carried to deny postponement and to suspend Mr. Lemarier's Broker license.

Docket # 2013-496 - Patrick McCaughey, REB.0757647 (Present)

It was moved by Commissioner Kronen, Commissioner Vance 2nd, and the motion carried to postpone this matter until December 4, 2013. The Commission advised Mr. McCaughey to obtain proof of having previously completed the 2012 continuing education or take the required continuing education courses and pay the civil penalty no later than December 4, 2013.

Docket # 2013-487 - Charles Lawrence, REB.0754434 (Present)

It was moved by Commissioner Ells, Commissioner Castonguay 2nd, and the motion carried to suspend Mr. Lawrence's Broker license. The Commission further advised that Mr. Lawrence reappear before the Commission in December and provide proof that he completed the required 2012 continuing education courses.

Docket # 2013-484 - T. Donald Hirschfield, REB.0311950 (Not Present)

It was moved by Commissioner Kronen, Commissioner Ells 2nd, and the motion carried to postpone this matter until December 4, 2013 and that the required 2012 continuing education courses must be completed along with payment of the civil penalty by December 4, 2013.

Docket #2103-480 – Linda Grosch, REB.0282115 (Not Present)

It was moved by Commissioner Burnham, Commissioner Kronen 2nd, and the motion carried to postpone this matter to December 4, 2013 and that the required 2012 continuing education courses must be completed and the civil penalty must be paid by December 4, 2013.

(Not Present)

- Docket # 2013-471 – Robert Arnone, REB.0757259**
- Docket # 2013-472 – Kathy Battacharia, REB.0757649**
- Docket # 2013-473 – Frank Boccanfuso, REB.0060678**
- Docket # 2013-474 – Christine Bochicchio, REB.0756431**
- Docket # 2013-477 – George Fuchs, REB.0789506**
- Docket # 2013-478 – Daniel Ginnel, REB.0261216**
- Docket # 2013-479 – Philip Goldfarb, REB.0267251**
- Docket # 2013-481 – Louelin Groth, REB.0756746**
- Docket # 2013-483 – Thomas Heaslip, REB.0788261**
- Docket # 2013-489 – Helen Liistro, REB.0404650**
- Docket # 2013-490 – Andre Livingston, REB.0788343**
- Docket # 2013-494 – Sheelagh Masterson, REB.0440525**
- Docket # 2013-495 – Sidney McCartney, REB.0757647**
- Docket # 2013-497 – Joseph Melycher, REB.0460100**
- Docket # 2013-499 – David Montross, REB.0758338**
- Docket # 2013-501 – Mirosław Mruczek, REB.0788104**
- Docket # 2013-502 – John Nann, REB.0492084**
- Docket # 2013-503 – Jerry Olson, REB.0510300**
- Docket # 2013-504 – Kenneth Olson, REB.0749949**
- Docket # 2013-506 – Jayesh Patel, REB.0788766**
- Docket # 2013-507 – Guido Picarazzi, REB.0539050**
- Docket # 2013-508 – Leroy Pittman, REB.0543700**
- Docket # 2013-510 – Anthony Raccio, REB.0558450**
- Docket # 2013-512 – Oscar Santana, REB.0788835**
- Docket # 2013-514 – Neil Schwartz, REB.0612768**
- Docket # 2013-516 – Beverly Slater, REB.0635085**
- Docket # 2013-517 – Amy Smith-Sroka, REB.0789065**
- Docket # 2013-518 – Louise Sunshine, REB.0758212**
- Docket # 2013-519 – Raymond Tramont, REB.0686470**
- Docket # 2013-520 – Proctor Wong, REB.0758088**
- Docket # 2013-521 – Kathleen Zaccagnino, REB.0758623**

It was moved by Commissioner Vance, Commissioner Kronen 2nd, and the motion carried to suspend the above-listed Broker licenses until December 4, 2013, and that proof of completion of the required 2012 continuing education courses must be provided along with payment of the civil penalty no later than December 4, 2013, and that failure to comply will result in revocation of the Broker's license.

OLD BUSINESS

Public Act No. 13-272 – An Act Requiring Working Smoke and Carbon Monoxide Detectors in Certain Residential Buildings at the Time Title is Transferred

The Commission briefly discussed Public Act No.13-272. No action was taken by the Commission.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Attorney Eugene Marconi of the Connecticut Association of Realtors, Inc., expressed the concerns of the Association relative to the Commission's Declaratory Ruling in the matter of Toll Brothers, Inc.

ADJOURNMENT

It was moved by Commissioner Vance, Commissioner Ogrodnik 2nd, and the motion carried to adjourn the meeting at 10:54 a.m.

Respectfully Submitted,

Robin Washbond
Commission Secretary

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director at (860) 713-6135 or Fax: (860) 713-7230.

Agency Website: www.ct.gov/dcp Division E-Mail: DCP.OccupationalProfessional@ct.gov